

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 1 – Residential Assumptions Summary (Tables 1a-1h)

July 2026

DSP24878

Residential Assumptions - Table 1a: High-Level Site Typologies and Value Levels / Revenue Assumptions

High-Level Typology Sensitivity Tests

Scheme Size Appraised	Type	Site Type - Description	Typical Location	Density (dph)	Net Land area (ha)	Base Test Allowance	Open Space Sensitivity Test Based on LUC study	Main Build Period (Months)
						Gross Land Area (ha)	Gross Land Area (ha)	
2	Houses	PDL	Smaller settlements / Rural Area	40	0.05	0.06	Financial Contribution via s106	9
5	Houses	GF	Smaller settlements / Rural Area	30	0.17	0.19		9
5	Houses	PDL	Smaller settlements / Rural Area	40	0.13	0.14		9
10	Houses	PDL	Bath City / Keynsham / Smaller settlements / Rural Area	40	0.25	0.29		12
15	Houses	GF	Smaller settlements / Rural Areas	35	0.43	0.49		12
25	Flats	PDL	Bath City / Keynsham	100	0.25	0.29		18
50	Houses	GF	Keynsham / Smaller settlements / Rural Areas	40	1.25	1.44	1.81	18
50	Houses	PDL	Bath City / Keynsham	50	1.00	1.15	1.56	18
50	Mixed (Houses/ Flats)	PDL	Bath City / Keynsham	70	0.71	0.82	1.28	18
50	Mixed (Houses/ Flats)	GF	Suburban and Market Towns / Rural Areas	50	1.00	1.15	1.56	18
75	Flats	PDL	Bath City	150	0.50	0.58	1.35	18
100	Mixed (Houses/ Flats)	GF	Keynsham / Smaller settlements / Rural Areas	40	2.50	3.25	3.63	24
100	Mixed (Houses/ Flats)	PDL	Bath City / Keynsham / Smaller settlements	50	2.00	2.60	3.13	24
200	Flats	PDL	Bath City	150	1.33	1.73	3.59	24

Notes:
Above scenarios have modelled across a range of affordable housing sensitivity tests 0% - 40% and 50% (Greenbelt land only).
On-site AH assumed as a proxy for financial contributions on small sites of 1-9 .
On-site affordable housing assumed from 10 dwellings on all areas.
Appraisals completed in each case to the point at which negative results returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value.
Affordable Housing tenure split - initial assumptions: 79% Social Rent and 21% Affordable Home Ownership (Shared Ownership) - based on the adopted position.
See Table 1c for Sheltered/Extra Care Typologies and Table 1e for Build to Rent and 1f for Co-Living assumptions.
Self-build - 5% (100 Mixed and strategic sites) assuming plot values of £150,000 per plot.Land Area Adjustment - 15% added (30% added on largest sites 100+).

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes (based on Nationally Described Space Standard (October 2015))		Bath City (reflecting LHN 2025) Dwelling Mix (%)*		Rest of district (reflecting LHN 2025) Dwelling Mix (%)*	
	Market Units	Affordable Units	Market Units	Affordable Units	Market Units	Affordable Units
1-bed flat	50	50	0%	45%	6%	35%
2-bed flat	61	61	28%	29%	25%	30%
2-bed house	79	79				
3-bed house	93	93	47%	19%	45%	25%
4-bed house**	130	106	25%	7%	24%	10%

*Applied to the following typologies (only) 25 Flats, 50 Houses, 50 Mixed, 75 Flats, 200 Flats representing Bath City. All other typologies reflect the rest of district mix.
Dwelling mixed informed by the Local Housing Needs Assessment 2025.
** Amalgamates the 4 and 5 bed needs.

Affordable Housing Revenue Assumptions

Unit Type	Social Rent (% MV)	Affordable Rent (% MV)	Shared Ownership
			% Market Value
1-Bed Flat	45%	55%	70%
2-Beds Flat			
2-Bed House			
3-Bed House			
4-Bed House			

Note: % MV based on VL4 £4,750 (below). Revenue assumptions based on information provided by B&NES, DSP review and consultation feedback from RPs.

Residential Sales Value Level (VL) Assumptions - Indicative relevance by area within District

Market Values (MV)	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13	VL14
Indicative Relevance by Areas						Bath City								
	Keynsham													
			Smaller settlements / Rural Area											
	Somer Valley			Chew Valley										
	1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500	£325,000	£337,500	£350,000
2-bed flat	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500	£350,750	£366,000	£381,250	£396,500	£411,750	£427,000	£457,500
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000	£493,750	£513,500	£533,250	£553,000	£592,500
3-bed house	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500	£534,750	£558,000	£581,250	£604,500	£627,750	£651,000	£697,500
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000	£812,500	£845,000	£877,500	£910,000	£975,000
MV (£ / sq. m.)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500

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Residential Assumptions - Table 1b: Development Cost Assumptions & Key Sensitivity Testing Parameters

See Table 1c for Older Persons typologies/assumptions

Base Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,568/sq. m. (LQ £1,406/sq. m.) (UQ £1,784/sq. m.)	Based on BCIS 'median' rebased to an BANES location factor, excludes external works. Lower Quartile (LQ) rates applied to specific/strategic site testing. Sensitivity Test - Upper Quartile rates for development in Bath City.
Build cost - Estate housing (generally)	£1,524/sq. m.	
Build cost - Estate housing (terrace)	£1,505/sq. m.	
Build cost - Flats (3-5 Storeys)	£1,780/sq. m. (UQ £2,125/sq. m.)	
Build cost - Flats (6+ Storeys)	£2,107/sq. m. (UQ £2,439/sq. m.)	
Build cost - 'One-off' housing detached (3 units or less)	£2,625/sq. m.	
External Works	10% (Flats) 15% (Houses)	Applied to base build costs
Site Prep Contingency	£500,000/ha	Non-strategic scale typology test Further bespoke assumptions apply to specific site allocations - see Appendix 2.
Contingency (% of build cost) Professional Fees (% of build cost)	5% 8-10%	10% contingency applied to PDL flatted development in Bath City (25 Flats, 50 Mixed, 75 Flats, 200 Flats) variable depending on scale of development
CIL Rates testing scope	Indexed Rates	2026 Indexed CIL Rates as follows:- • District wide - £154.44/sq. m. (adopted charge in 2015 - £100/sq. m.) • Strategic sites or urban extensions - £77.22/sq. m. (adopted charge in 2015 - £50/sq. m.) • Bath Western Riverside - £0/sq. m. (adopted charge in 2015 - £0/sq. m.) • Residential Care Homes & Extra Care Facilities and Sheltered Retirement - £0/sq. m. • Any other development - £0/sq. m.
Residual s106	Range tested from £1,000 to £10,000/dwelling (variable by scale and scheme type)	Based on B&NES s106 monitoring data and DSP analysis. Sites 1-9 tested at £5,000/dwellings Sites 10+ tested at £5,000 and £10,000/dwellings Flats (only) tested at £1,000/dwelling
<u>Sustainability/Climate Change Response Policies</u>		
Net Zero Carbon (operational energy), Embodied Carbon (Upfront and Whole Lifecycle)	5-8%	Representing a 2021 Building Regulations baseline, based on a range of data sources. Whole Lifecycle Embodied Carbon (including Upfront Embodied Carbon) based on the evidence base for WoE Net Zero Building Policy (2021). Mixed (Houses/Flats) typologies - cost weighted by dwelling mix at 2.5%.
Electric Vehicle Charging Points (£/unit) ¹	£865/unit (houses) £1,961 (flats)	Houses only typologies - assumes 1x EVCP per dwelling Flats typologies - assumes 1x EVCP per dwelling Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling Not included on Co-Living or PBSA on the assumption that residents will not have parking/cars.
Water efficiency standards	110 litres per person per day	Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis.
Biodiversity Net Gain (BNG) (% of build cost)	3.45% (Greenfield) 0.83% (PDL)	Assuming 20%, variable by site type. Proxy costs based on Impact Assessment (Scenario C) ¹ plus uplift for latest information from the 10% minimum baseline. Note: Scenario C is assumed as a proxy cost allowance based on £20,000 per Biodiversity Unit ² . A cross-over exists between GI, BNG, open space, blue infrastructure etc. and is highly variable by scheme specifics.
Green Infrastructure - Green Roofs	£100/sq. m.	Assumes roofspace only (based on 25% of total floor area for flatted development). Applied to high-density flatted typologies in Bath City only - 75 and 200 Flats. Cost also included for PBSA/BTR/Co Living. GI achieved throughout a scheme via related scheme elements such as open space, amenity, allotments, street trees, private gardens, SUDs etc. as described by Natural England. A cross-over exists between GI, BNG, open space, blue infrastructure etc. and is highly variable by scheme specifics.
M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	97% provision on all dwellings for M4(2) 3% provision for M4(3)
M4(3-a) Wheelchair user dwellings compliance	£155/sq. m.	High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document and DSP analysis of the EC Harris Report (2014) ³ plus TPI uplift ³
Building Safety Levy	£39.20/sq. m. (Greenfield) £19.60/sq. m. (PDL)	
Marketing & Sales Costs (% of GDV) Legal Fees on sale (£ per unit)	3% £750	
<u>Developer's Return for Risk & Profit</u>		
Open Market Housing Profit (% of GDV)	Range of 15-20%	DSP assumed testing at mid-point of range at 17.5%.
Affordable Housing Profit (% of GDV)	6%	
Finance & Acquisition Costs		
Agents Fees (% of site value)	1.50%	HMRC Scale
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	
Finance Rate - Build (%)	6.50%	
Finance Rate - Land (%)	6.50%	

¹Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)
²Biodiversity Net Gain: Market Analysis Study, Efec (2021)
³<https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>
EC Harris Housing Standards Review - Cost Impacts Report (2014) plus uplift by BCIS Tender Price Index

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Residential Assumptions - Table 1c: Age Friendly / Sheltered Housing

Scheme Size Appraised	Type	Site type	Density (based on residential net developable area)	Net Land Area (ha)	Base Test Allowance	Open Space Sensitivity Test Based on LUC study	Build Period (Months) (6-month lead-in)	Sales Rate ¹
					Gross Land Area (ha)	Gross Land Area (ha)		
45	Flats (Sheltered)	PDL	150	0.30	0.35	0.81	18	1.5 unit / month (30 months)
75	Flats (Extra Care)	PDL	150	0.50	0.58	1.35	18	1.5 unit / month (50 months)

¹Sales rate based on average across the sales period and is considered a cautious assumption. In practice sales will be weighted towards the earlier months and may include some off-plan sales

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes NIA	Non-Saleable Floor Area Allowance (net to gross ratio)	Dwelling Mix (%)
1-bed flat (Sheltered)	50	75%	60%
2-bed flat (Sheltered)	75		40%
1-bed flat (Extra Care)	65	65%	60%
2-bed flat (Extra Care)	80		40%

Note: We see a range of different levels of communal facilities and the above assumptions represent the upper end of communal areas seen at application stage viability assessment.

Sheltered & Extra Care Housing - Value Levels

Market Value (MV) - Private units	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13	VL14
	Typical New Build Sheltered Housing Values range									
					Typical New Build Extra Care Values range					
1-bed flat (Sheltered)	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500	£325,000	£337,500	£350,000	£375,000
2-bed flat (Sheltered)	£375,000	£393,750	£412,500	£431,250	£450,000	£468,750	£487,500	£506,250	£525,000	£562,500
1-bed flat (Extra Care)	£325,000	£341,250	£357,500	£373,750	£390,000	£406,250	£422,500	£438,750	£455,000	£487,500
2-bed flat (Extra Care)	£400,000	£420,000	£440,000	£460,000	£480,000	£500,000	£520,000	£540,000	£560,000	£600,000
MV (£/sq. m.)	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500

Bespoke Cost Assumptions*Note: Base cost assumptions set out in Table 1b		
Base Build Cost - Supported Housing	£1,890	Based on BCIS - Median rebased to the B&NES location factor, excludes external works.
External Works	7.50%	
Legal Fees	£750/unit	
Empty Property Costs - Sheltered	£4,000/unit	
Empty Property Costs - Extra Care	£7,000/unit	
Marketing & Sales Costs (% of GDV)	4.50%	

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Residential Assumptions - Table 1d: Specific Site Allocations

Site Allocations - Bespoke Testing	Site Type	Gross Site Area (ha)	Developable Area (ha)	Indicative Capacity (approx. no. of dwellings)	Economic Floorspace (sqm)	Site works, contingency and fees allowance	CIL Total (£) 30% AH	CIL Total (£) 40% AH
Keynsham								
North Keynsham - (Residential and employment) [Affordable Housing tested @ 20%, 30%, 40% AH] HEELA Ref: K29Z, K30 [Housing Trajectory - 125dpa]	PDL (Urban)	118.26	29.4	1434	24000	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 10% on all other works	£13,746,087	£11,622,228
West Saltford [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: K24, SAL27b, SAL28, SAL27c [Housing Trajectory - 80dpa]	Greenfield	51.41	24.33	964	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£9,247,636	£7,816,981
South and West Keynsham (South) [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: K19, K17c, K17e, K17d, K19a [Housing Trajectory - 80dpa]	Greenfield	73.47	22.26	952	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£9,114,894	£7,713,737
West Keynsham (North) [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: K16a, K16b, K15c [Housing Trajectory - 60dpa]	Greenfield	17.13	9.69	477	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£4,572,196	£3,864,243
Whitchurch								
East Whitchurch [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: TBC [Housing Trajectory - 80dpa]	Greenfield	52	20.84	1042	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£9,985,087	£8,451,188
South West Whitchurch [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: TBC [Housing Trajectory - 50dpa]	Greenfield	43.5	17.58	703	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£6,740,302	£5,693,122
Somer Valley								
South Farrington Gurney [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: A37PS13 [Housing Trajectory - 60dpa]	Greenfield	20.68	10.34	504	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£4,837,679	£4,085,479
Eckweek Lane Peasedown/ South of A367 [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: PEA10 [Housing Trajectory - 60dpa]	Greenfield	28.59	14.3	568	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£5,442,388	£4,601,694
Fosseway, Peasedown [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: PEA11 [Housing Trajectory - 50dpa]	Greenfield	12.82	6.41	349	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£3,348,028	£2,831,812
Writhlington/ East Radstock [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: RAD26, RAD25, RAD26a [Housing Trajectory - 80dpa]	Greenfield	46.24	23.12	1028	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£9,867,094	£8,347,945
North Radstock [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: RAD16f, RAD18, RAD16h, RAD16b, RAD16c, RAD16d, RAD16g, RAD16e, RAD16a, RAD19b [Housing Trajectory - 80dpa]	Greenfield	61.88	30.94	951		Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£9,114,894	£7,713,737
Rural								

West of Clutton [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: CLU07 [Housing Trajectory - 50dpa]	Greenfield	27.25	13.63	300	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£2,876,059	£2,433,588
Hicks Gate								
Hicks Gate [Affordable Housing tested @ 30%, 40%, 50% AH] HEELA Ref: TBC [Housing Trajectory - 150dpa]	Greenfield	59	29.5	1934	-	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works	£18,539,518	£15,678,208

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Table 1e: Build to Rent Typology - Rental and Investment Value Assumptions

Scheme Size Appraised	Type	Site type	Density	Net Land Area (ha)	Gross Land Area (ha)	Total Land Area (ha)	Build Period (Months) (6-month lead-in)	Gross:Net
200	BTR Apartments	PDL	500	0.40	0.52	0.52	24	70:30
500	BTR Apartments	PDL	500	1.00	1.30	1.30	36	70:30

Build to Rent - Rental Assumptions									
Property Type	Dwelling Sizes (sq. m.)	Overall Dwelling Mix	Market - Dwelling Mix	Affordable Private Rent - Dwelling Mix (NB this is to be tested at AR/LHA level as per City Plan Pt II, not 80% of the BTR market rent)	Assumed BTR rent (£/month) LOW	Assumed BTR rent (£/month) MEDIUM	Assumed BTR rent (£/month) HIGH	Related Rental Assumptions	
1-Bed Flat	50	35%	30%	40%	£1,250	£1,450	£1,650	OPEX (includes management, maintenance, repairs, voids, bad debts)	25% of gross rent
2-Bed Flat	70	50%	50%	50%	£1,800	£2,000	£2,200		3.0% per annum
3-Bed Flat	86	15%	20%	10%	£2,300	£2,600	£2,800		4.25% to 4.75%
Weekly rent 1-bed					£288	£334	£380		
Weekly rent 2-bed					£414	£460	£506		
Weekly rent 3-bed					£529	£598	£644		

1 Rents informed by DSP market research analysis
2 BTR units tested for affordable housing (Affordable Private Rent (APR)) at 80% of market rent (appraisals tested with 20% of units being APR, 10% of units being APR and nil APR).

Build to Rent - Cost Assumptions*		
Build Costs Flats - 6+ Storey (£/sq. m)	£2,177/sq. m.	plus 10% external works
Contingency	10%	
Letting Agent Fees	10% of Yr 1 Rent	
Letting Legal Fees	5% of Yr 1 Rent	
Sales Agent Fee	1.50%	
Sales Legal Fee	0.50%	
Purchaser's Costs	6.80%	
Profit on GDV	10%	Based on private units and Affordable Private Rent (but APR at LHA level) combined
Affordable Housing %	20%	Based on Government guide. (Test higher percentage if 20% AH shown to be viable).

*see Table 1b for main cost assumptions which are not repeated here. These assumptions refer only to those elements bespoke to the BTR development typology.

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Table 1f: Co-Living Typology - Rental and Investment Value Assumptions

Scheme Size Appraised	Type	Site type	Density	Net Land Area (ha)	Gross Land Area (ha)	Total Land Area (ha)	Build Period (Months) (6-month lead-in)	Gross:Net
200	Co-Living Apartments	PDL	500	0.40	0.44	0.44	24	60:40

200 Flats 6+ Storey (Co-Living) - Rental Assumptions							
Property Type	Dwelling Sizes (sq. m.)	Overall Dwelling Mix	Assumed rent (£/month) - Low	Assumed rent (£/month) - Medium	Assumed rent (£/month) - High	Related Rental Assumptions	
1-Bed Studio (smaller)	25	30%	£1,200	£1,350	£1,500	Yield applied to Net Rent	4.2% to 5.2%
1-Bed Studio (larger)	30	55%	£1,400	£1,550	£1,700	OPEX (inc voids, bad debts):	30%
2-bed Co-Living/Co-Working	56	15%	£1,600	£1,750	£1,900	Major Repairs:	included within OPEX
Weekly Rent Studio			£276	£310	£345		
Weekly Rent 1-bed			£322	£356	£391		
Weekly Rent 2-bed			£368	£402	£437		

To reach a suitable level of affordable housing contribution we have first considered the current policy which divides the net internal floor area by 37 m² (representing a 1-bed, 1pp dwelling)
To establish the relevant number of units in terms of affordable housing policy, and have then assumed 20% of these units to be affordable housing.
This results in a requirement for 35 units of affordable housing from our 200-unit Co-living typology.
For the purposes of comparing residual land values as per 2.6.9 (i) above, we have tested the following provision of affordable housing at rents discounted 20% from the market rate:

Assumed Co-living AH mix		
Market	1-bed (smaller units)	49
Market	1-bed (larger units)	91
Market	2-bed	25
Sub-total Market		165
Affordable	1-bed (smaller units)	11
Affordable	1-bed (larger units)	19
Affordable	2-bed	5
Sub-total AH		35
Total units Co-living		
		200

200 Flats 6+ Storey (Co-Living) - Cost Assumptions*		
Build Costs Flats - 6+ Storey (£/sq. m)	£2,532/m2 (Based on BCIS median rate for Student Accommodation because build costs for co-living are closer to this than to standard resi or BTR, however with additional 5% allowance for enhanced amenity compared with student housing)	plus 5% external works
Contingency	10%	
Letting Agent Fees	10% of Yr 1 Rent	
Letting Legal Fees	5% of Yr 1 Rent	
Sales Agent Fee	1.00%	
Sales Legal Fee	0.50%	
Purchaser's Costs	6.80%	Includes Stamp Duty
Profit on GDV	12.5%	

*see Table 1b for main cost assumptions which are not repeated here. These assumptions refer only to those elements bespoke to the Co-Living development typology.

Co-living - GLA space standards for Amenity Space						
Number of residents	Sq. m of amenity (indoor)		Sq. m of amenity (outdoor)		Sqm of indoor amenity	Sqm of outdoor amenity
First 100 residents	4	per resident	1	per resident	100	400
100 to 400 residents	3	per resident	1	per resident	130	390
401 upwards	2	per resident	0.5	per resident	0	0
TOTAL					230	790
Scheme of 200 units co-living						
Number of residents (DSP co-living typology)	Size m2 per flat		Market	AH	Total units	Total Persons
1-Bed Studio (smaller)	25	30%	0	0	0	0
1-Bed Studio (larger)	30	55%	55	55	110	110
2-bed Co-Living/Co-Working	56	15%	30	15	30	60

DSP (2026)

Table 1g: Purpose Built Student Housing Accommodation - Rental and Investment Value Assumptions

Use Class / Type	Example Scheme Type	GIA (m2)	Density (dph)	Net Land Area	Gross Land Area	Build Period (Months)*	Value Range - WEEKLY RENTS per bed (ave)*			Build Cost (£ per sq m)**	External works cost addition (%)	Total Build Cost (£/sqm excl fees etc)	Notes:
							Low	Mid	High				
Student Accommodation	100% Cluster & Studio accommodation with ensuite (300 rooms)	8500	300	1.00	1.10	24	£200	£280	£360	£2,411	5%	£2,532	BCIS - Students' Residences/Halls
							Weekly room rents						
Student Accommodation	100% Studio type accommodation (100 rooms)	4600	200	0.50	0.55	18	£250	£325	£400	£2,411	5%	£2,532	BCIS - Students' Residences/Halls
							Weekly room rents						

*(New build student accommodation, ave rents/unit)
(Some rents exceed this range for individual properties)

Development Costs	
Sustainability Allowance / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	10%
Site preparation/servicing	£500,000/ha
Indexed CIL Rate (£/m2 GIA) - BANES Student Accommodation current rate (indexed)	£308.88
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Management/repair/voids (operating expenditure) (% rent)	40.0%
Sales, Lettings & Marketing Costs	
Purchaser's costs	6.80%
Marketing, letting & sales costs	3.00%
Developer Profit (% of GDV)	15%
Yield	4.0% to 5.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator
**BCIS Median - B&NES Location Factor
Note: When testing on site AH it is assumed that 2.4 student bed spaces = 1 equivalent C3 unit.
This means an assumption of 25 units of AH on a 300 bedspace scheme being affordable housing
(and therefore CIL allowance reduced by 25/300). Also Building Safety Levy does not apply to AH units.

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Table 1h: Non-residential Typologies - Rental and Investment Value Assumptions

Development Type	Example Scheme Type	GIA (m²)	Site Coverage	Site Size (Ha)	Build Period (Months)*	Values Range - Annual Rents £ per sq. m			Build Cost (£ per sq. m)**	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc)	Notes:
						Low	Mid	High				
Business - Offices - Out of town centre or Business Park	Office complex - Out of town centre or Business Park. Greenfield or established location.	10000	30%	3.33	15	£180	£250	£320	£2,093	15%	£2,407	BCIS - Offices - 1-2 Storey; airconditioned
Business - Research & Development/Technologies	Research & Development or Similar - Mixed high-spec space for technologies use. Greenfield or established business/industrial site	12000	30%	4.00	18	£200	£350	£500	£3,458	15%	£3,977	BCIS - Research Facilities
Business - Industrial or Warehousing	Medium industrial/warehousing unit including offices - Greenfield or established business/industrial site	700	40%	0.18	6	£80	£100	£120	£1,211	15%	£1,393	BCIS - Advance factories / offices - mixed facilities (B1) - generally
Business - Warehousing/Logistics	Larger industrial/warehousing unit - Distribution Warehouse - Greenfield or established business/industrial site	20000	40%	5.00	16	£90	£125	£160	£902	15%	£1,037	BCIS - Advance factories / offices - mixed facilities (E) - >2000
Business - Technologies	Data Centre - large scale - Greenfield or established business/industrial site	18000	50%	3.60	16	£150	£300	£450	£3,235	15%	£3,720	BCIS - Data Centres - generally

Development Costs	
Sustainability Allowance / other enhancements addition contingency (% of cost)	5.0%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Site preparation/servicing	£600,000/ha
Biodiversity Net Gain (BNG) (£ per ha)	£47,885 per ha (based on Scenario C, Table 15 of the Government's Impact Assessment - Net Gain Delivery Costs (non-residential))
s106/CIL	£50/sqm
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Sales, Lettings & Marketing Costs	
Purchaser's costs	5.75%
Marketing, letting & sales costs	3.00%
Developer Profit (% of GDV)	15%
Yields	Variable applicability - sensitivity tested across range at 4% to 7.5%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator
**BCIS Median - Bath & North East Somerset Location Factor.